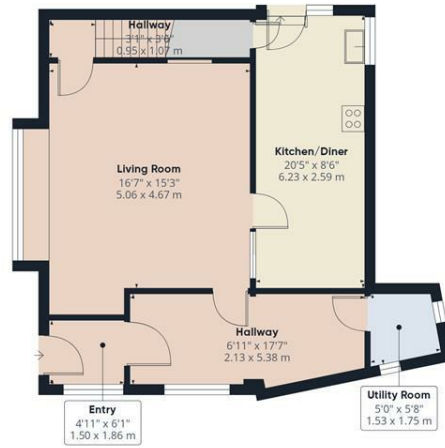
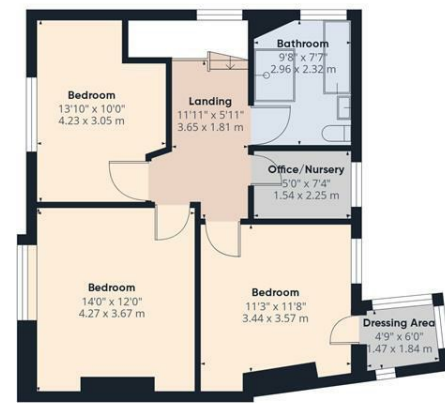




Ayres Terrace, North Shields



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1327 ft²
123.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £295,000

Description

CHARMING THREE BEDROOM DETACHED HOME WITH DRIVEWAY PARKING - PERFECTLY LOCATED IN NORTH SHIELDS CLOSE TO AMENITIES - NO UPPER CHAIN

Welcome to this lovely, well-maintained detached home in a peaceful spot near the heart of North Shields. With no upper chain and plenty of space throughout, it's a home that's ready to move straight into, ideal for families, professionals or anyone looking for comfort and convenience.

From the moment you step inside, you'll notice the spacious and welcoming hallway, currently set up as a handy work from home area. Just off the hall is a separate utility room with plumbing for a washing machine and extra storage, keeping the everyday essentials neatly tucked away.

The generous living room at the front of the home is light and airy, offering a relaxing space to unwind. It flows through to the modern kitchen and dining area, complete with sleek granite worktops, integrated appliances including a five-ring gas hob, dishwasher and plenty of cupboard space for all your culinary needs. A door leads out to the private rear yard and driveway.

Upstairs, you'll find three well-proportioned double bedrooms, one of which features a cosy dressing area, ideal for getting ready in the mornings. There is also a fourth smaller room that works beautifully as a nursery, home office, or even a hobby room. The bathroom has recently been stylishly renovated and includes a full-sized bath, a separate walk-in shower and a chic fitted vanity unit with WC and hand basin, finished off with a heated towel rail.

Outside, there's a tidy front garden, spacious driveway with room for up to three cars and a rear yard perfect for a small seating area or additional storage.

Set in a friendly neighbourhood, you'll enjoy being just a short stroll from shops, schools and local transport links including the Metro – making commutes or trips into Newcastle and the coast very convenient. Tynemouth Village is a short distance, offering its vibrant mix of cafés, restaurants, independent shops and the stunning Long Sands beach.

Entrance Vestibule

Hallway
17'7" x 6'11"

Utility Room
5'8" x 5'0"

Living Room
16'7" x 15'3"

Kitchen/Diner
20'5" x 8'5"

Bedroom One
14'0" x 12'0"

Bedroom Two
11'8" x 11'3"

Dressing Area
6'0" x 4'9"

Bedroom Three
13'10" x 10'0"

Office/Nursery
7'4" x 5'0"

Bathroom
9'8" x 7'7"

Externally
Externally to the front is a garden, driveway parking for three cars at the side and a rear yard.

Tenure
Freehold

